

85-129-A

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1.1 to permit a rear yard setback of 18 feet instead of the require 30 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Need larger kitchen and family room.
2. House has no basement.
3. House was moved from Baltimore County Flood Plan.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Eric B. Waskey

(Type or Print Name)

Signature

(Type or Print Name)

Signature

5505 Windsor Mill Road 265-7842

Address Phone No.

Baltimore, Md. 21207

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of September 1984, that the subject matter of this petition be advertised as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 14th day of November 1984, at 9:45 o'clock

A. M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1984

Mr. Eric B. Waskey
5505 Windsor Mill Road
Baltimore, Maryland 21207

RE: Item No. 68 - Case No. 85-129-A
Eric B. Waskey
Variance Petition

Dear Mr. Waskey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 8, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Zoning Petition Nos. 85-128-A,
SUBJECT: 85-129-A, 85-130-A, and 85-134-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber, Director
Norman E. Gerber, Director
Office of Planning and Zoning

85-129-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
18th day of September 1984

Petitioner: Eric B. Waskey
Petitioner's Attorney:

ARNOLD JABLON
Zoning Commissioner

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-18-84
Item # 68
Property Owner: Eric B. Waskey
Location: 5615 Oak Drive
SW of North Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-89 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on.
- (X) Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

October 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 66, 67, 68, 70, and 71 ZNC- Meeting of September 18, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 66, 67, 68, 70, and 71.

MSP/ccm

Michael S. Flanigan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee.

RE: Property Owner: Eric B. Waskey

Location: SE/S Oak Drive 285' S/W from c/l North Avenue

Item No.: 68

Zoning Agenda: Meeting of 9/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved row in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. McQuinn
Fire Prevention Bureau

/mb

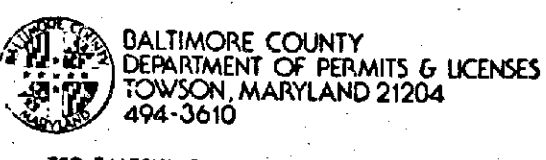
OFFICE RECEIVED FOR FILING

DATE: November 20, 1984
BY: Mary Long (Clerk)
JANUARY 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/would be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of November, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 18 feet in lieu of the required 30 feet for the expressed purpose of constructing a 12'x32' addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County



BAaltimore County
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3310

September 20, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 68 Zoning Advisory Committee meeting are as follows:

Property Owner: Eric B. Waskey
Location: SE/8 Oak Drive 285' S/W from c/l North Avenue
Existing Zoning: D.H. 5
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of the required 30'.

- Acres: 1.64 x 99/122
District: 1st
- The items checked below are applicable:
- (1) All structures shall conform to the Baltimore County Building Code 1981/Comell Hill 4-82 and any amendments thereto and other applicable codes.
- (2) A building/ & other miscellaneous shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 4007 and Table 402, also Section 501.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (3) Comments - It is assumed the proposed addition is only one story.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Please arrive) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE
SE/8 of Oak Dr., 285' SW
of the Centerline of North
Ave. (1903 Oak Dr.),
1st District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

ERIC B. WASKEY, Petitioner : Case No. 85-129-A

ENTRY OF APPEARANCE

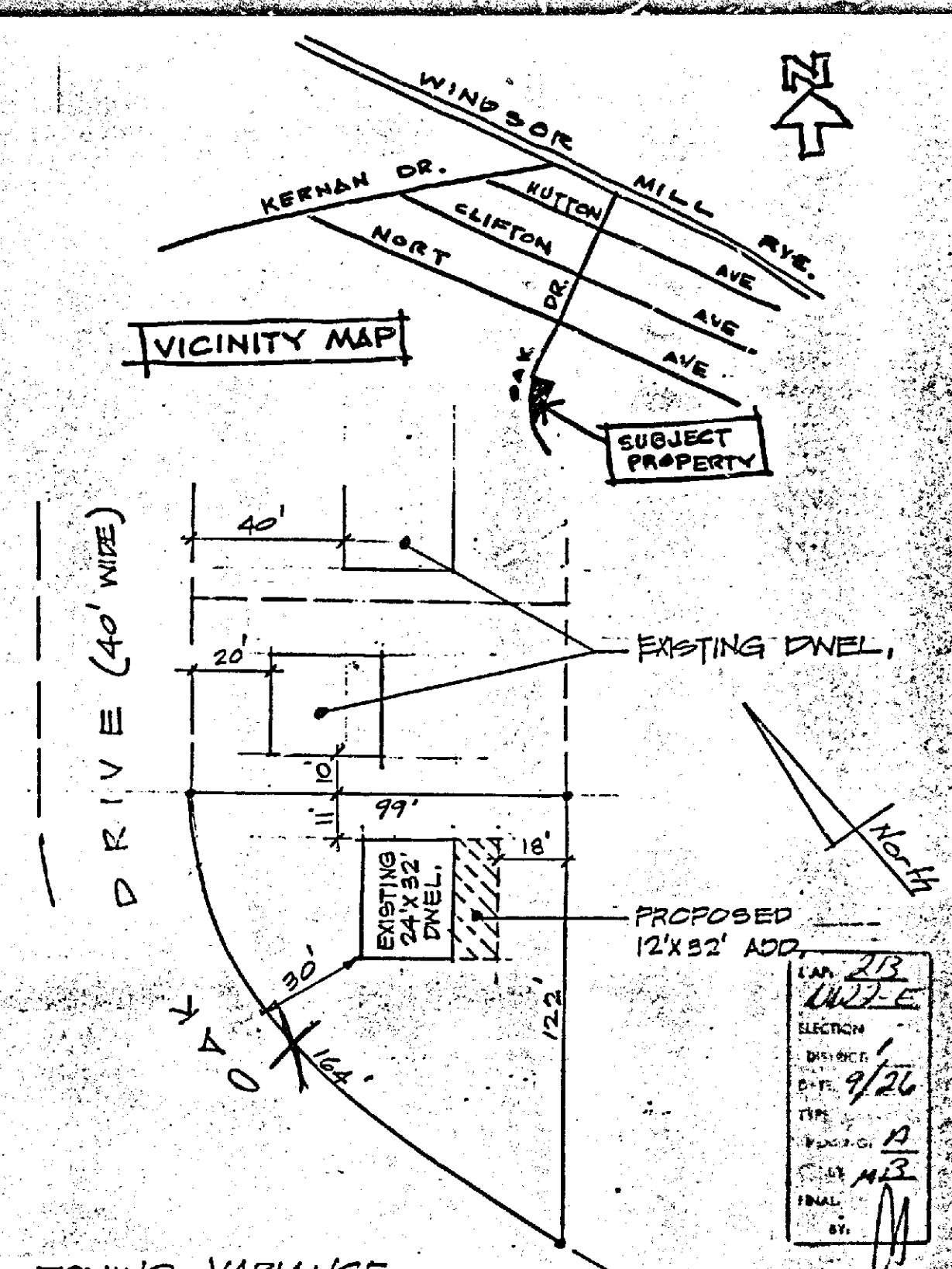
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

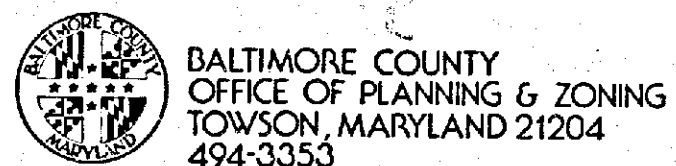
I HEREBY CERTIFY that on this 25th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Eric B. Waskey, 5505 Windsor Mill Rd., Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



PLAT FOR ZONING VARIANCE
OWNER: ERIC WASKEY
1ST DIST., EXISTING ZONING DR 5.5
WINDSOR TERRACE
LOT 14, 15, 16 & 17
BOOK N3 06, FOLIO 461
EXISTING UTILITY IN OAK DR.
SCALE: 1" = 40'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
Eric B. Waskey 9/26/84
OWNER DATE
OWNER DATE



ARNOLD JABLON
ZONING COMMISSIONER

November 20, 1984

Mr. Eric B. Waskey
5505 Windsor Mill Road
Baltimore, Maryland 21207

RE: Petition for Variance
SE/8 of Oak Dr., 285' SW of the
center line of North Ave. (1903
Oak Dr.) - 1st Election District
Eric B. Waskey - Petitioner
No. 85-129-A (Item No. 68)

De: Mr. Waskey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: People's Counsel



HARRY J. PISTEL P.E.
DIRECTOR

November 15, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #68 (1984-1985)
Property Owner: Eric B. Waskey
S/ES Oak Dr. 285' S/W from centerline
North Avenue
Acres: 1.64 x 99/122
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Very truly yours,
James A. Markle
JAMES A. MARKLE, Chief
Bureau of Public Services

JAM:EM:REC:es

11/14
85-129-A

October 11, 1984

Mr. Eric B. Waskey
5505 Windsor Mill Road
Baltimore, Maryland 21207

NOTICE OF HEARING

RE: Petition for Variance
SE/8 of Oak Dr., 285' SW of c/l
of North Ave. (1903 Oak Dr.)
Eric B. Waskey - Petitioner
Case No. 85-129-A

TIME: 9:45 A.M.

DATE: Wednesday, November 14, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BAaltimore County, Maryland
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133260

DATE: 9/16/84 ACCOUNT: 01-615-000
AMOUNT: 35.00

RECEIVED FROM: Eric B. Waskey
FOR: Petition for Variance #68

6 08200000350018 80668

VALIDATION SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-129-A

District: 1st Date of Posting: 10-25-84
Posted for: Variance
Petitioner: Eric B. Waskey
Location of property: SE/8 of Oak Drive, 285' S/W of c/l of North Ave.
(1903 Oak Drive)
Location of Sign: SW front of 1903 Oak Drive
Remarks: [Signature]
Posted by: [Signature] Date of return: 11-2-84
Number of Signs: 1

LEGAL NOTICE

PETITION FOR VARIANCE

LOCATION: Southeast side of Oak Drive, 285 feet Southwest of the centerline of North Avenue (1903 Oak drive)

DATE AND TIME: Wednesday, November 14, 1984 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 18 feet instead of the required 30 feet.

Being the property of Eric B. Waskey as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

60208

Pikesville, Md., Oct. 24 19 84

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 14th day of 19 84

1st publication appearing on the day of Oct. 19 84

2nd publication appearing on the day of 19 84

the third publication appearing on the day of 19 84

THE NORTHWEST STAR

Philip H. Hestberg
Manager

Cost of Advertisement \$20.00

CERTIFICATE OF PUBLICATION

85-129-A

TOWSON, MD., Oct. 25, 19 84

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 25, 19 84

THE JEFFERSONIAN,
Publisher

Cost of Advertising 20.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 5, 1984

Mr. Eric B. Waskey
5505 Windsor Hill Road
Baltimore, Maryland 21207

RE: Petition for Variance
SE/S Oak Dr., 285' SW of c/l
of North Ave. (1903 Oak Dr.)
Eric B. Waskey - Petitioner
Case No. 85-129-A

Dear Mr. Waskey:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 14 ACCOUNT R-CT-615-000

AMOUNT \$45.00

RECEIVED FROM Eric B. Waskey

FOR: Petition for Variance Case #85-129-A

6 019*****450016 2140F

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

BEGINNING on the Southeast side of Oak Drive 40 feet wide, at the distance of 285 feet Southwest of the centerline of North Avenue. BEING Lots Number 14, 15, 16, 17, Block 011, in the subdivision of Windsor Terrace, Book No. 06, Folio 0461. ALSO known as 1903 Oak Drive in District 01.

PETITION FOR VARIANCE

1st Election District

LOCATION: Southeast side of Oak Drive, 285 feet Southwest of the centerline of North Avenue (1903 Oak drive)

DATE AND TIME: Wednesday, November 14, 1984 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY